104.0	0005	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	770,500 /	770,500
					USE VALUE:	770,500 /	770,500
					ASSESSED:	770,500 /	770,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
311		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SUPPRISE KEITH P &	
Owner 2:	SUPPRISE JOHN & RITA	
Owner 3:		
Street 1:	311 RIDGE STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	SUPPRISE TANJA S -
Owner 2:	-
Street 1:	311 RIDGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 12,850 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Vinyl Exterior and 1840 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12850.000	195,700	10,900	563,900	770,500
Total Card	0.295	195,700	10,900	563,900	770,500
Total Parcel	0.295	195,700	10,900	563,900	770,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.75 | /Parcel: 418.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	195,700	10900	12,850.	563,900	770,500	770,500	Year End Roll	12/18/2019
2019	101	FV	177,900	11800	12,850.	563,900	753,600	753,600	Year End Roll	1/3/2019
2018	101	FV	177,900	11800	12,850.	483,300	673,000	673,000	Year End Roll	12/20/2017
2017	101	FV	177,900	11800	12,850.	451,100	640,800	640,800	Year End Roll	1/3/2017
2016	101	FV	177,900	11800	12,850.	386,600	576,300	576,300	Year End	1/4/2016
2015	101	FV	177,000	12100	12,850.	346,400	535,500	535,500	Year End Roll	12/11/2014
2014	101	FV	177,000	12100	12,850.	320,600	509,700	509,700	Year End Roll	12/16/2013
2013	101	FV	177,000	12100	12,850.	305,700	494,800	494,800		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8291

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SUPPRISE TANJA	1427-100		12/6/2012	Family	460,000	No	No		
SUPPRISE KEITH	1412-47		2/27/2012	Family		No	No		
SUPPRISE KEITH	1269-172		6/19/2003	Family	1	No	No		
MC CARRON KATHL	1139-200		4/20/1995		184,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/18/2013	378	Solar Pa	26,500					
7/29/1999	484	Addition	12,500					ADD NEW GARAGE
5/12/1995	398		2,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	BS	Barbara S
6/15/2009	Measured	189	PATRIOT
10/25/1999	Measured	264	PATRIOT
10/10/1999	Mailer Sent		
8/25/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

67144

GIS Ref

GIS Ref

Insp Date

10/02/18

!8291!

PRINT

Date	Time
12/10/20	22:52:13

LAST REV

Date	Time
07/25/19	10:23:59

apro

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	67144
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12850		Sq. Ft.	Site		0	70.	0.63	4									563,852						563,900	

Total AC/HA: 0.29500 | Total SF/SM: 12850 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 563,852 | Spl Credit | Total: 563,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00349963
Adj $ / SQ:	128.699
Other Features:	75646
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	283663
Depreciation:	87935
Depreciated Total:	195727

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0			BRs: 0				Baths: 1		HB 1		

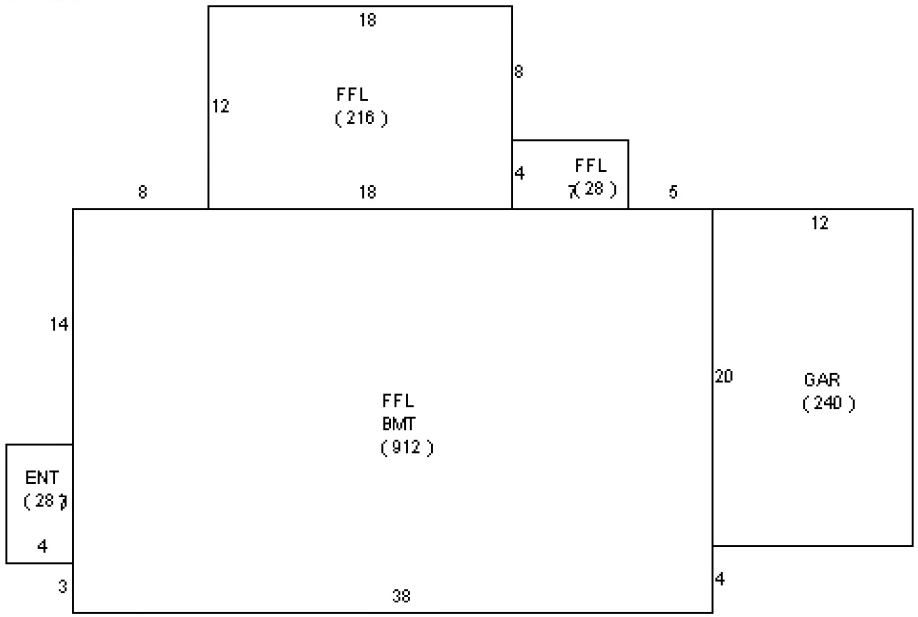
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	6	3	
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,156	128.700	148,776
BMT	Basement	912	57.430	52,378
GAR	Garage	240	25.510	6,121
ENT	ENTRY	28	26.490	742
	Net Sketched Area:	2,336	Total:	208,017
Size Ad	1156	Gross Are	2336	FinArea 1840

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	128.70
Special Features:	0	Val/Su Net:	83.78
Final Total:	195700	Val/Su SzAd	169.29

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 104.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	24X30	A	FR	2001	18.47	T	18	101			10,900			10,900

More: N | Total Yard Items: 10,900 | Total Special Featues: | Total: 10,900